

Addendum No. 1 -Request for Qualifications

Acquisition of the City of Lindsay's Water and Wastewater Utility Systems

May 1, 2026

1. We would like to confirm the SOQ due date. The first page of the RFQ references Friday, May 5, while elsewhere it lists Tuesday, May 5. Could you please confirm the correct due day and deadline time?

ANSWER: SOQs are due Tuesday, May 5th, 2026

2. Relatedly, following the anticipated May 8 short-list notification, when does the City expect to release the RFP to the shortlisted respondents? Alternatively, when would the City anticipate requesting best and final offers in this process? We ask to help align our internal approval and governance timelines.

ANSWER: An RFP will not be issued. Final offers will be requested during the week of negotiations.

3. With respect to the anticipated schedule, the RFQ lists "Site Visits & Negotiations" on May 18. Should respondents plan for a site visit on that specific date, or is May 18 the point at which the City expects to begin scheduling site visits? Similarly, does the City anticipate entering into negotiations on May 18, or would negotiations occur after site visits and an initial due diligence period?

ANSWER: The City will coordinate site visits and negotiations with respondents throughout the week of the 18th.

4. The schedule also references a target "Closing" date of June 30, 2026. Could you clarify what milestones or conditions the City is contemplating being completed by that date?

ANSWER: By June 30th the City shall already have selected a preferred respondent and will begin working on the public hearing and resolution process.

5. The evaluation criteria request an indicative valuation range or methodology. Could you please clarify what the City intends by a "valuation range" at the SOQ stage, and the level of specificity the City is seeking, given that binding offers are not required at this phase?

ANSWER: This is a preliminary, non-binding estimate presented as price range rather than a fix number.

6. Additionally, the RFQ lists required forms including a non-collusion affidavit and a conflict-of-interest disclosure. Will the City provide standard forms for these disclosures, or should respondents prepare and submit their own versions?

ANSWER: These forms are typical. Respondents should submit their own versions.

7. We also request clarification on the "commitment period" referenced in the cover letter requirements. How should this requirement be interpreted in the context of an SOQ submission that does not constitute a binding offer?

ANSWER: The “commitment period” response will not be mandatory.

8. The RFQ notes total service connections; however, do you have a breakdown of customer counts between water customers and wastewater customers that the City is able to share at this stage?

ANSWER:

Sewer:

Residential - 2,596

Business - 208

Water:

Single-Family Residential - 2,749

Multi-Family Residential - 98

Commercial/Institutional - 229

Industrial - 32

Landscape Irrigation -17

Agricultural Irrigation - 0

9. We understand the City has engaged a new auditor to prepare audits for fiscal years 2024, 2025, and 2026. Do you have an anticipated timeframe for when those audits may be released or made available to shortlisted respondents?

ANSWER: Fiscal Year 24 – First week of May (next week). Fiscal Year 25 – October 2026. Fiscal Year 27 – March 2027.

10. Relatedly, does the City have preliminary expectations regarding the structure or level of franchise fees for the future owner of the systems? We are seeking to capture the City’s full anticipated community and financial benefits beyond the purchase price alone, including property tax and franchise fee revenues.

ANSWER: The City is interested in maximizing General Fund, annual revenue and balancing that with minimizing rate increases for residents. The City will negotiate the ultimate rate, but would encourage respondents to share their thoughts with the competing principles.

11. Finally, we would appreciate any additional information the City is able to provide regarding the surface water supply contract with the U.S. Bureau of Reclamation, including contract term, volumes, and key conditions, if available at this stage.

ANSWER: The contract with the Bureau of Reclamation does not expire. The annual contract volumes are 2500 AF on a fully allocation year. Not often but it will vary depending on availability.